

How do I become a Curator/Tenant?

The Request for Proposal (RFP), issued by the Department at the onset of the curatorship process, describes the submission requirements and provides detailed information on the property, including a conditions assessment and cost estimates.

Anyone can be a Curator/Tenant by submitting a proposal for competitive review by DEM. Successful proposals outline a viable reuse concept, public benefit, rehabilitation approach and implementation schedule and demonstrate relevant experience and sound financial qualifications for tenancy.



Headquarters House, Beartown State Forest, Monterey.

How does it work?

Rent on a curatorship property is paid in the form of services, including the improvements, maintenance and the public benefit provided by the Curator/Tenant. Under this “work for rent credit” system, the value of these services is deducted from the lease value for a property.

Therefore, depending on the amount of rehabilitation and maintenance required for a property, lease terms range from 10-30 years, with the

average term being 25 years. At the end of the lease control of the property reverts back to the Commonwealth.

The Department welcomes creative solutions to the financial challenge of rehabilitating and maintaining a historic property.

Each property lends itself to a wide range of reuse ideas, and DEM encourages competition.



Farmhouse, Maudslay State Park, Newburyport.



Refurbished post and beam construction at Guilder Farm Complex, Jug End State Reservation and Wildlife Management Area, Egremont.



Historic landscapes provide spectacular settings for the Program's unique properties. Above: Jug End SR/WMA. (Photo by Jon Crispin)



Many of the properties in the Historic Curatorship Program are eligible for listing on the National Register of Historic Places. Left: Mansion entrance, Bradley Palmer State Park, Topsfield. (Photo by Jon Crispin)



The state's Forests and Parks are host to a wide variety of beautiful flora.

Why Become a Curator/Tenant?

- Curator/Tenants have the opportunity to live and work in a unique natural setting while also contributing to the preservation of a valuable public resource.
- Curator/Tenants can subsidize their own costs with “sweat equity” and in-kind donations of materials and services.
- Competitive proposals include a public benefit component, ranging from educational programs to garden tours and trail maintenance.

Rent, paid in the form of services is a direct investment in the preservation of historic public resources.



The Crosby Mansion in its heyday. Nickerson State Park, Brewster.

# What is the Historic Curatorship Program?

Within the thousands of acres of the Commonwealth's

Forests and Parks are many historically significant buildings which have great potential for adaptive reuse. Without direct public funding, these mansions, houses and cottages have fallen prey to the elements and vandalism.

Under the Historic Curatorship Program, DEM enters into a long term lease with a Curator/Tenant who pays rent in the form of services, specifically the rehabilitation and maintenance of the

property. The reuse of these significant properties must be compatible with the surrounding community while also enhancing the visitor's experience of the public park.

The Department of Environmental Management (DEM) aims to return these buildings to productive use through public-private partnerships.



Lowell Gatekeeper's House before and during renovation.

Wightman, Sc. Plate 32

## For more information, contact:

Historic Curatorship  
Program Manager  
(617) 727-3160

Or write to:  
The Commonwealth  
of Massachusetts  
Department  
of Environmental  
Management  
Office of Historic Resources  
100 Cambridge Street  
Room 1404  
Boston, MA 02202

The mission of the Department of Environmental Management is to exercise care and oversight for the natural, cultural and historic resources of the Commonwealth and to provide quality public recreational opportunities which are environmentally sound, affordable and accessible to all citizens.

### Cover Photos:

Jug End SR/WMA  
(Photo by Jon Crispin);

Moulding Detail,  
Bradley Palmer Mansion  
(Photo by Wayne King);

Hunter House,  
Windsor State Forest.

All photos DEM file photos unless otherwise specified.

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# IMAGINE

## a Doorway from the Past...



Massachusetts  
Historic  
Curatorships

The Commonwealth of Massachusetts has long recognized the beauty and variety of the unique landscapes across the state.

Imagine a doorway from the past, opening onto an old garden in bloom, a pristine wilderness, a rushing stream or an ocean view. Standing at the threshold, you hear

the fading thunder of a steeplechase, the steady lapping

of the ocean or the austere silence of the mountainside. From the cool shade of the past you step forward into the light.



Interior and outdoor verandah of the Crosby Mansion in Brewster.

Through the Historic Curatorship Program, anyone can live, work and dream in a historic property with thousands of acres of park land at their doorstep.